

THE VICINITY MAP SHOWN WAS PREPARED BY DATA COMPILED FROM RECORDED SUBDIVISION PLATS, PARCEL PLATS, DEEDED DESCRIPTION DATA, AND OTHER RECORDS OWNED BY THE TOWN OF BLACKSBURG. THE TOWN OF BLACKSBURG ASSUMES NO LEGAL RESPONSIBILITY OR LIABILITY FOR ANY OF THE INFORMATION CONTAINED ON THIS MAP.

UPTOWN PHASE III THE FLATS AT UPTOWN STORMWATER CONCEPT PLAN TOWN OF BLACKSBURG MONTGOMERY COUNTY, VIRGINIA

GENERAL NOTES

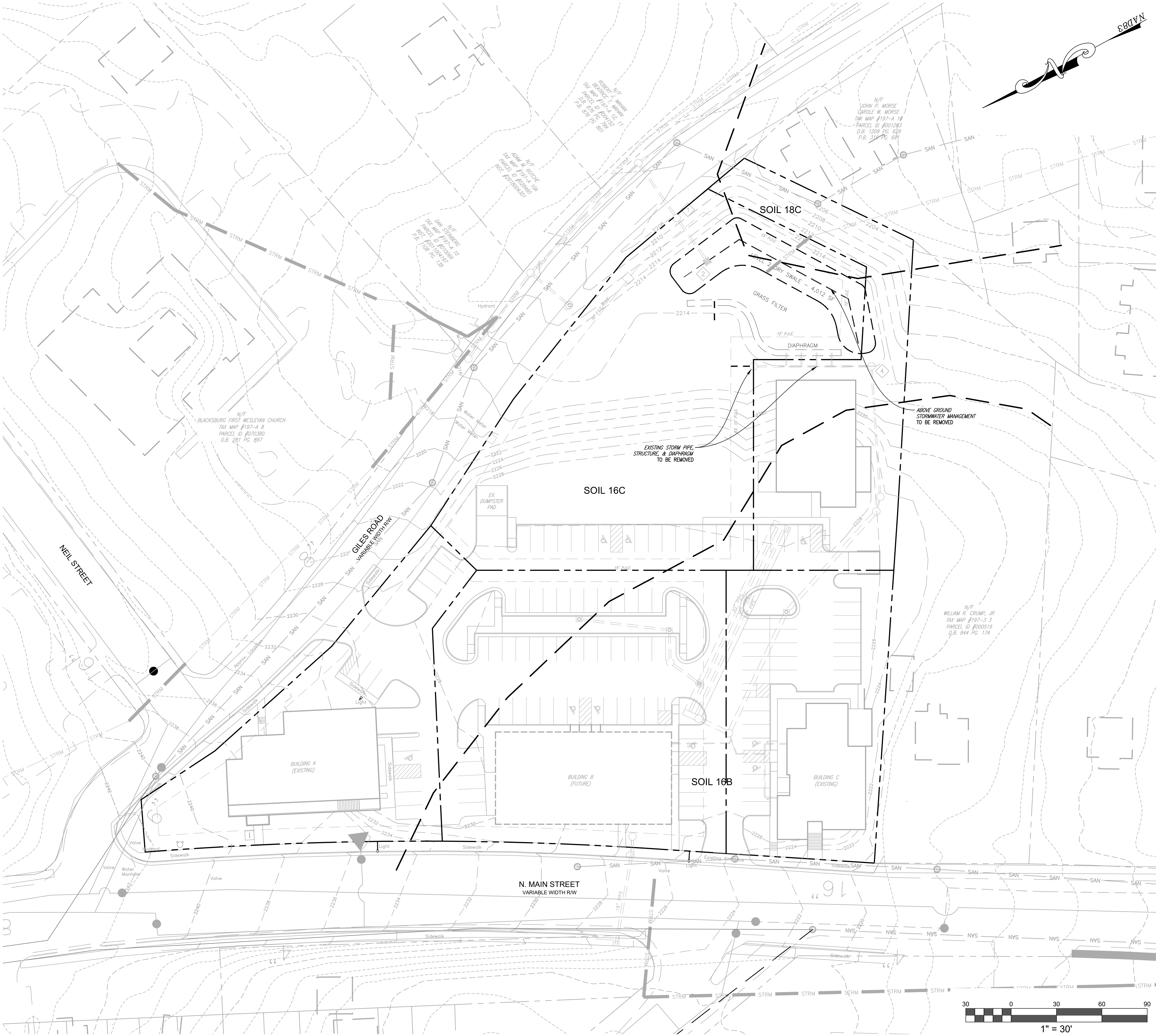
- SITE ADDRESS: 1520 N. MAIN STREET (LOT 1C)
BLACKSBURG, VIRGINIA 24060
MOUNT TABOR MAGISTERIAL DISTRICT
- APPLICANT: J3 PROPERTIES, LLC
P.O. BOX 10246
BLACKSBURG, VA 24062
PHONE: (540) 605-1150
CONTACT: JASON BOYLE
- AGENT: BALZER & ASSOCIATES, INC.
80 COLLEGE STREET, SUITE H
CHRISTIANSBURG, VA 24073
PHONE: (540) 381-4290
FAX: (540) 381-4291
CONTACT: STEVE SEMONES
- TAX PARCEL NO'S: #197-3 1C
- CURRENT ZONING: PRD - PLANNED RESIDENTIAL DISTRICT
- PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DISTRICT
- THE PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON PANEL #51121C0045C. (EFFECTIVE DATE SEPTEMBER 25, 2009).
- WATER: TOWN OF BLACKSBURG
- SEWER: TOWN OF BLACKSBURG
- SITE AREA = 0.94 ACRES
- APPROXIMATE LIMITS OF CLEARING AND GRADING = 0.94 ACRES
EXISTING LOT COVERAGE = 0.00 AC. (0%)
PROPOSED LOT COVERAGE = 0.72 AC. (76%)
- BUILDING SETBACKS:
GILES ROAD: 10'
SIDE: NONE
REAR: NONE
- ALL UTILITY LINES SHALL BE PLACED UNDERGROUND.

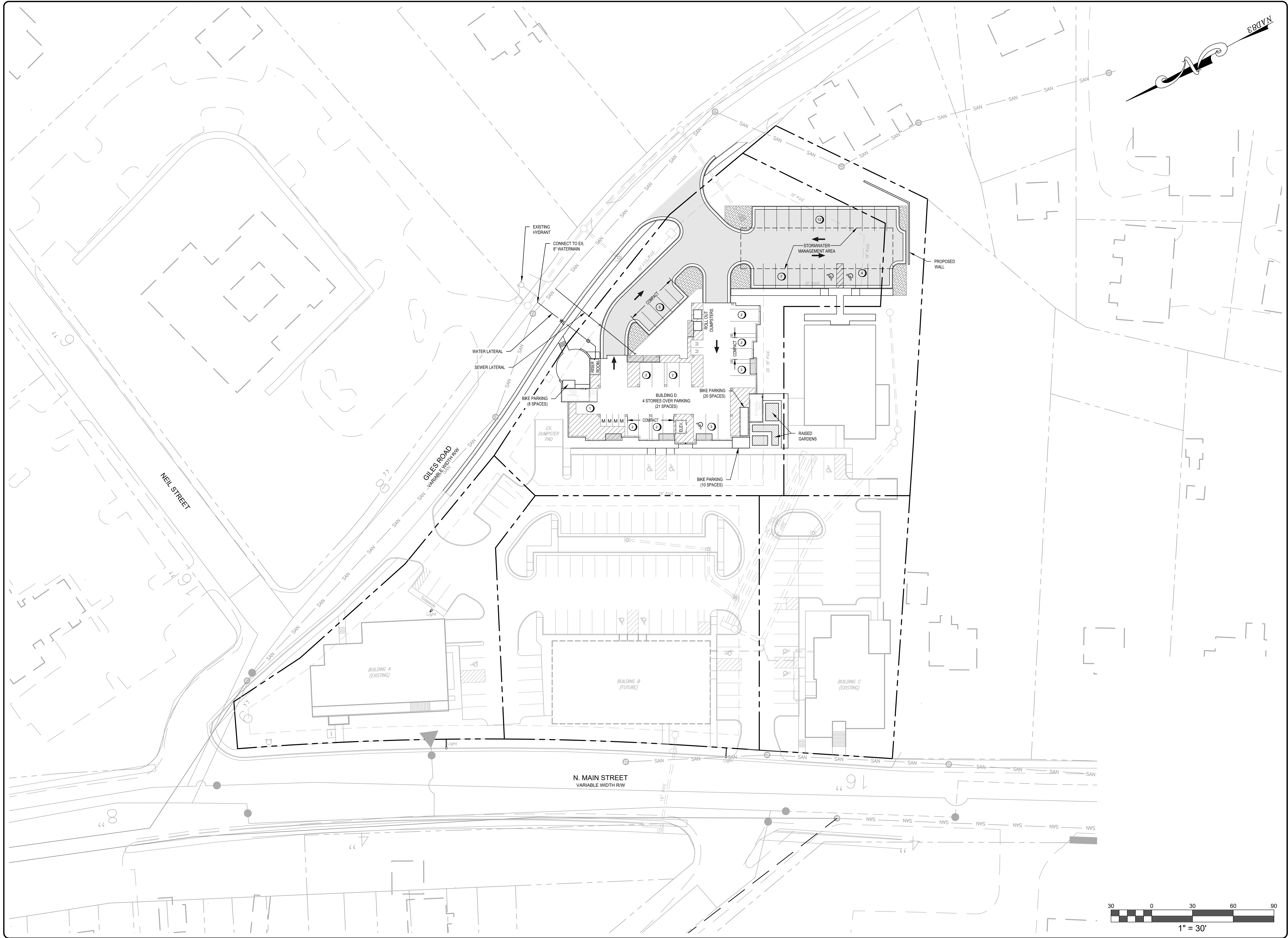
SURVEY DATA
ON SITE SURVEY DATA WAS TAKEN FROM A FIELD SURVEY PERFORMED BY ALTIZER, HODGES, & VARNEY, INC. ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NOT NECESSARILY THE RESULT OF A FIELD SURVEY.

SOURCE OF TOPOGRAPHIC MAPPING:
ON SITE - ALTIZER, HODGES & VARNEY INC
OFF-SITE - TOWN OF BLACKSBURG, 2017

SOILS INFORMATION
16C - GROSECLOSE AND POPLIMENTO SOILS, 7 TO 15 PERCENT SLOPES
K-FACTOR: 0.32
TEXTURE: LOAM
HYDROLOGIC SOIL GROUP: C

18B - GROSECLOSE-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES
K-FACTOR: 0.32
TEXTURE: LOAM
HYDROLOGIC SOIL GROUP: C





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& ASSOCIATES**
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ENGINEERS / SURVEYORS

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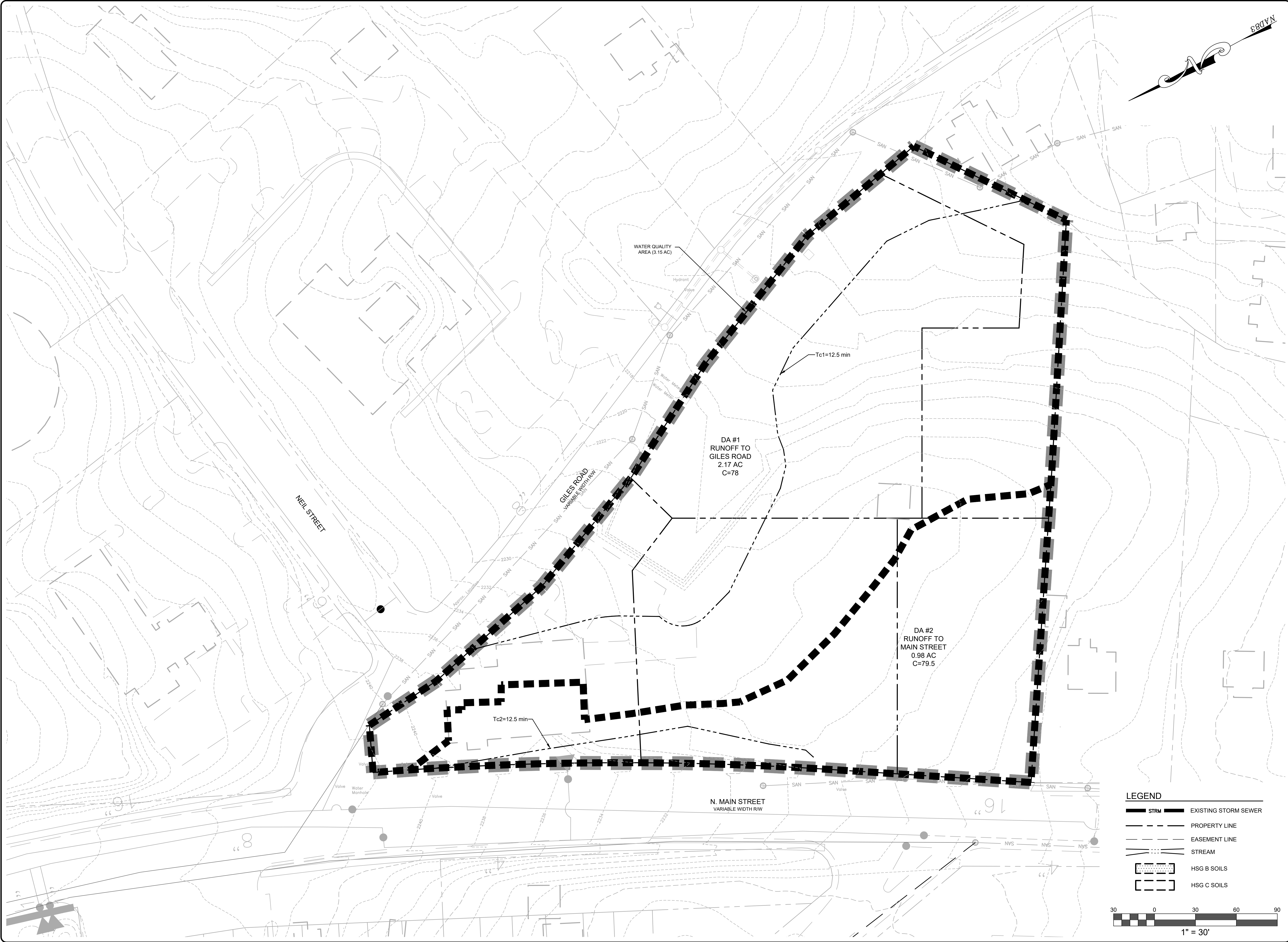


UPTOWN PHASE III PRD
THE FLATS AT UPTOWN
STORMWATER CONCEPT PLAN
MASTER PLAN
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY SMS
DATE 8/1/19
SCALE 1"=30'
REVISIONS

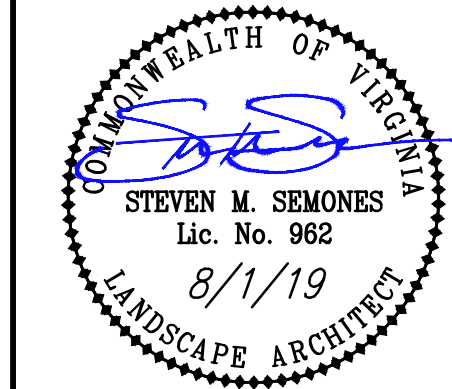
SW2

PROJECT NO. 24190056.00



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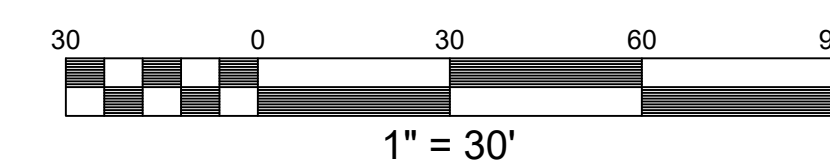
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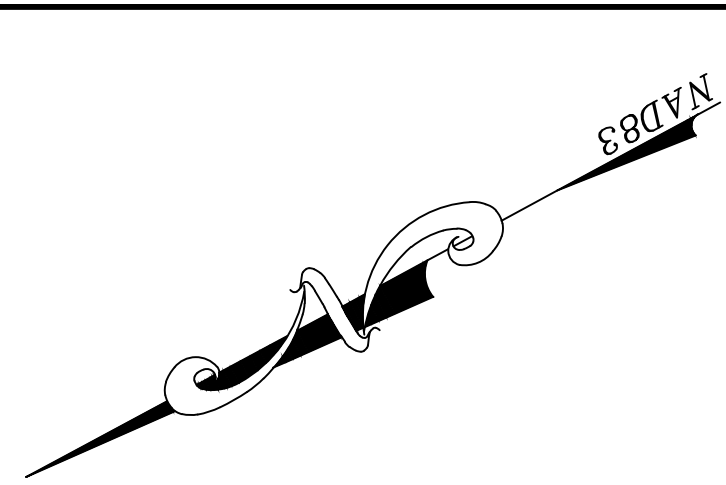
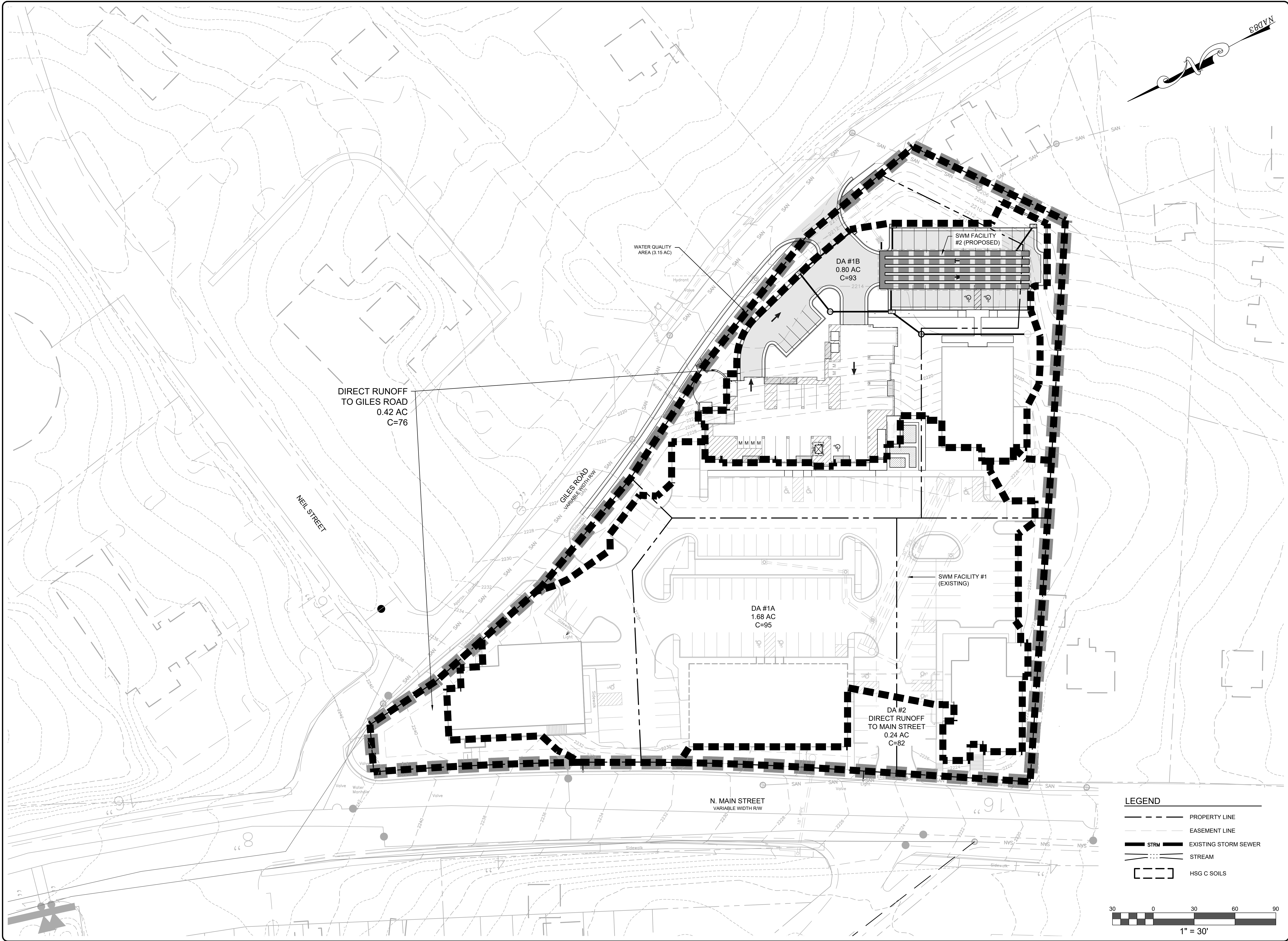
UPTOWN PHASE III PRD
THE FLATS AT UPTOWN
STORMWATER CONCEPT PLAN
PRE-DEVELOPMENT DRAINAGE MAP

DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY SMS
DATE 8/1/19
SCALE 1"=30'
REVISIONS

- LEGEND**
- STRM EXISTING STORM SEWER
 - PROPERTY LINE
 - EASEMENT LINE
 - STREAM
 - HSG B SOILS
 - HSG C SOILS

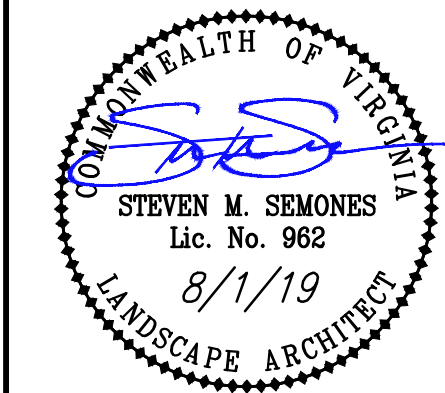


SW3
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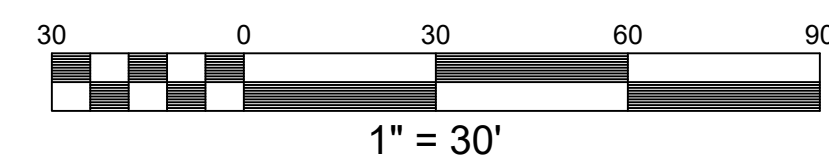
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UPTOWN PHASE III PRD
THE FLATS AT UPTOWN
STORMWATER CONCEPT PLAN
POST-DEVELOPMENT DRAINAGE MAP
MOUNT LABOR MAGISTRAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

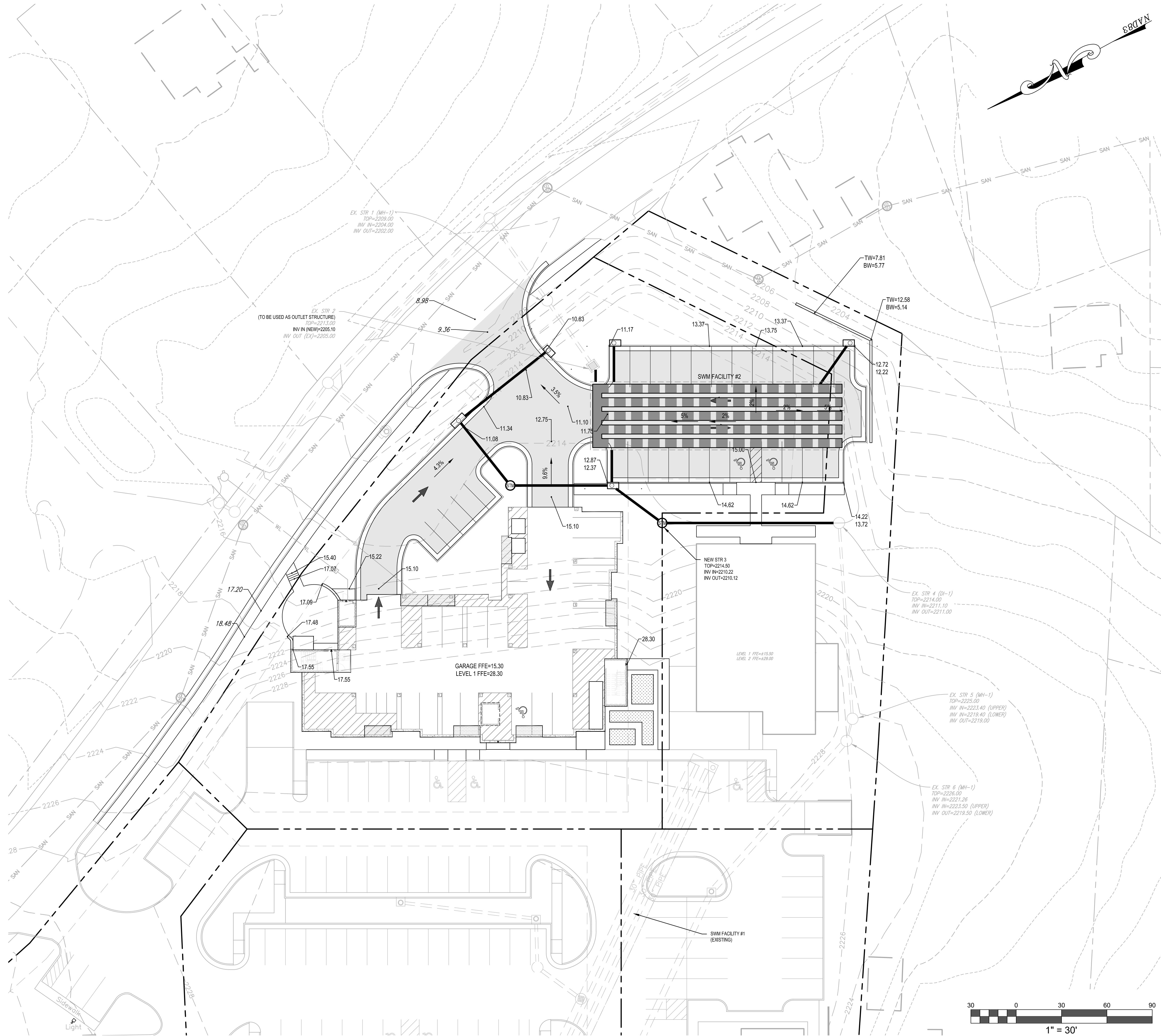
DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY SMS
DATE 8/1/19
SCALE 1"=30'
REVISIONS

- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE
 - STRM --- EXISTING STORM SEWER
 - STREAM
 - [] HSG C SOILS



SW4

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UPTOWN PHASE III PRD
THE FLATS AT UPTOWN
STORMWATER CONCEPT PLAN
STORMWATER MANAGEMENT PLAN
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY SMS
DATE 8/1/19
SCALE 1"=30'
REVISIONS

SW5

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